



Shooters Hill Road, Blackheath, London, SE3

£325,000 *Leasehold*

1 1 1

With a bright and airy feel, is this good size one double bedroom apartment on the second (top) floor of this impressive detached Victorian house close to the Heath, with off street parking and a communal garden.

KEY FEATURES

- Victorian conversion
- top floor
- beautifully presented
- off street parking
- communal garden
- long lease
- very close to Heath



Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...



The accommodation comprises; a 15' x 12' living room with fireplace and large sash window to the front with a separate and very attractive modern kitchen. There is a double bedroom with views out towards Canary Wharf and a modern bathroom. The property further benefits from a large communal garden and off street parking.

This is an ideal property for first time buyers and buy to let investors. Virtual tours can be seen at Winkworth.co.uk

The property is located just 600 metres from the Heath and 0.75 miles from Blackheath Village with its array of restaurants, bars, boutique shops and farmer's market. The daily conveniences of Blackheath Standard are only a few hundred yards away including an M&S food hall. The fabulous Royal Greenwich Park is just 0.6 miles with Greenwich town centre beyond. Greenwich maintains a quaint rural village feel and is steeped in history from Roman remains and ancient burial grounds to the old Royal Naval hospital, the Royal Observatory, the National Maritime Museum, and the spectacularly restored Cutty Sark, the last of the great tea clippers. Greenwich's covered market is one of London's best and attracts people from all over the capital.

There are superb transport links with Blackheath Station giving access to London Bridge, Charing Cross, and Victoria amongst others. The O2 arena is close by with the DLR, bus, riverboat, foot tunnel and cable car all within easy reach; and Canary Wharf, the City and central London are just minutes away via the Jubilee Line at North Greenwich - just one of the reasons why it's increasingly popular with professionals and commuters.



MATERIAL INFORMATION

Tenure: Leasehold
Term: 123 year and 0 months
Service Charge: £1110 per annum
Ground Rent: £ 150 Annually (subject to increase)
Council Tax Band: C
EPC rating: D
Is the property listed: Property is not listed

Utilities:
Electricity supply: Mains Supply
Sewerage supply: Mains Supply
Water supply: Mains Supply
Mobile signal:

Rights & Easements:
Does the property have any easements: Property does not have easements
Does the property have public rights of way: Property does not have public rights of way across the property
Does the property have restrictions: Property does not have restrictions

Flooding:
Has the property flooded in the last 5 years: Property has not flooded in the last five years
Last flood date:
Does the property have flood defences: Property does not have flood defences



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56 D	65 D
39-54	E		
21-38	F		
1-20	G		

For more information, scan the QR code or visit the link below



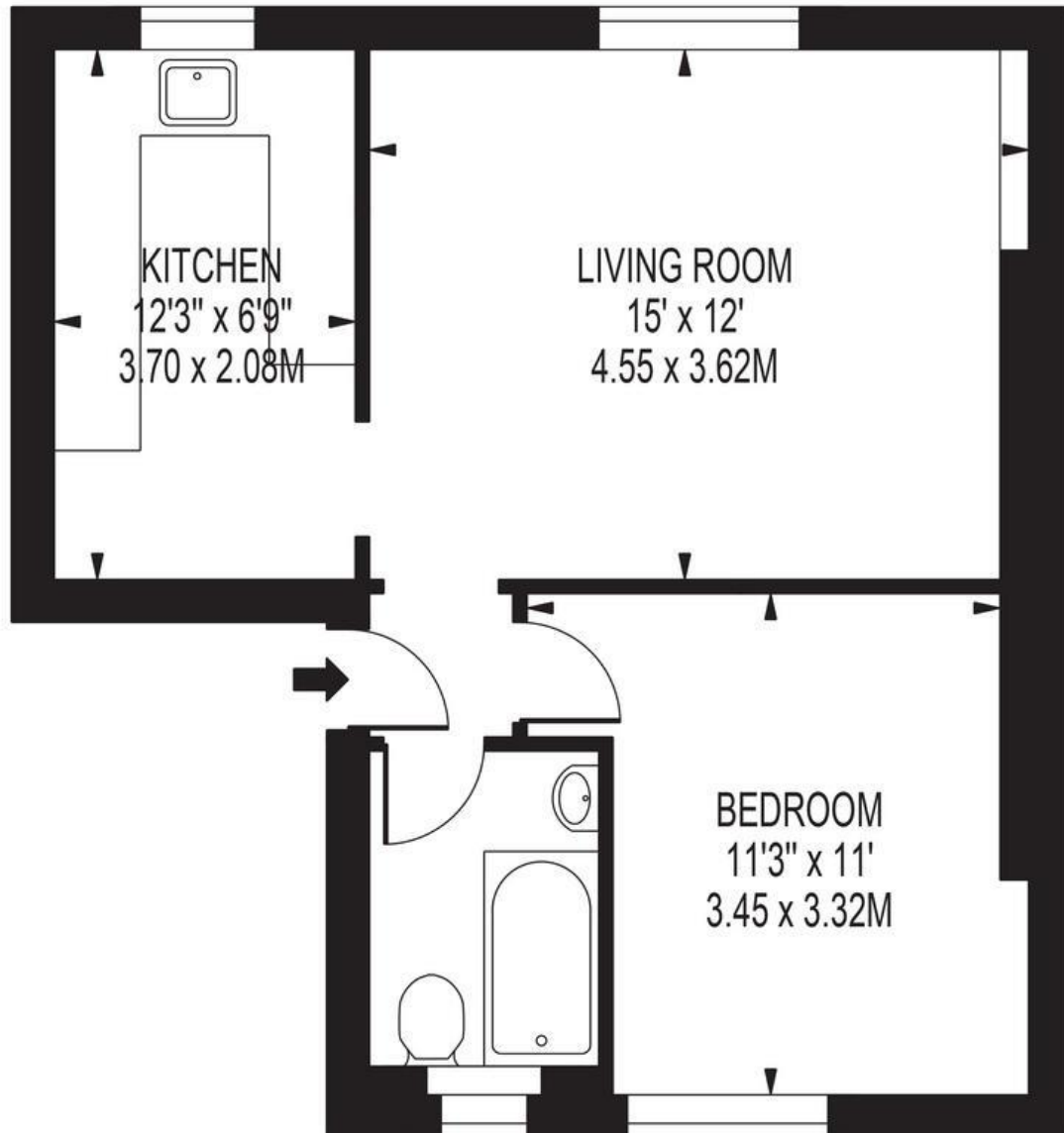
<https://www.winkworth.co.uk/sale/property/BLA250685>

Where no figures are shown, we have been unable to ascertain the information. All figures that are shown were correct at the time of printing.



SHOOTERS HILL ROAD

APPROXIMATE GROSS INTERNAL FLOOR AREA: 445 SQ FT - 41.38 SQ M



SECOND FLOOR

FOR ILLUSTRATION PURPOSES ONLY

THIS FLOOR PLAN SHOULD BE USED AS A GENERAL OUTLINE FOR GUIDANCE ONLY AND DOES NOT CONSTITUTE IN WHOLE OR IN PART AN OFFER OR CONTRACT. ANY INTENDING PURCHASER OR LESSEE SHOULD SATISFY THEMSELVES BY INSPECTION, SEARCHES, ENQUIRIES AND FULL SURVEY AS TO THE CORRECTNESS OF EACH STATEMENT. ANY AREAS, MEASUREMENTS OR DISTANCES QUOTED ARE APPROXIMATE AND SHOULD NOT BE USED TO VALUE A PROPERTY OR BE THE BASIS OF ANY SALE OR LET.

Blackheath

0208 8520999 | blackheath@winkworth.co.uk

Winkworth

for every step...

Winkworth wishes to inform prospective buyers and tenants that these particulars are a guide and act as information only. All our details are given in good faith and believed to be correct at the time of printing but they don't form part of an offer or contract. No Winkworth employee has authority to make or give any representation or warranty in relation to this property. All fixtures and fittings, whether fitted or not are deemed removable by the vendor unless stated otherwise and room sizes are measured between internal wall surfaces, including furnishings.